

**LOS SERRANOS RANCH COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES**

JUNE 2, 2009

Page 1

BOARD MEMBERS PRESENT:

Glen Powell
Laura Kopulsky
Arian Maleki
Jack Ritoli

BOARD MEMBER ABSENT:

Manny Zaragoza

MANAGEMENT REPRESENTATIVES:

Serina Washington – Keystone Pacific
Claudia Faison – Keystone Pacific

ITEMS DISCUSSED IN EXECUTIVE SESSION

- Drainage Defects – Erin Rist with Engineering Design Group was present to update the board on the status of the defect repairs.
- City of Chino Hills – Sean O’Connor, Maintenance and Operations Manager, and Luther Martin, Parks and Open Space Supervisor, from the City of Chino Hills were present to update the board on the replanting/maintenance of the burned areas.
- Delinquency Actions- The Board discussed several delinquent accounts and actions to be taken.
- Homeowner requests were discussed.
- Approval of May 5, 2009 Executive Session Meeting Minutes.
- Hearings were discussed and actions to be taken.

CALL TO ORDER

The meeting was called to order by Management at 7:00 P.M.

HOMEOWNER FORUM

Homeowners in attendance were present to discuss the common area landscaping, street repairs, lights at the gate and the landscape on the burned areas.

CONSENT CALENDAR

A motion was made, seconded and carried to approve the consent calendar as submitted.

- A. General Session Meeting Minutes/Architectural Report** – Resolved, to approve the May 5, 2009 General Session Meeting Minutes as submitted and to accept the Architectural Report for April 2009.
- B. TCD Imperial Bank Action Without Meeting** – Resolved, to ratify the actions taken and approve the Action Without Meeting to rollover the TCD at Imperial Bank in the amount of \$36,420.78 for a rate of 3.88% for a term of six (6) months.
- C. Financial Statement** – Resolved, to accept the April 2009 financial statement.
- D. Investments** – Resolved, to roll over the three (3) MLCD’s in the amount of \$50,000 maturing in June 2009 at the best rate available.

**LOS SERRANOS RANCH COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES**

JUNE 2, 2009

Page 2

NEW BUSINESS/UNFINISHED BUSINESS

- A. Lighting Proposals** – A motion was made, seconded and carried to approve the proposal submitted by Service 1st Lighting in the amount of \$2,688.60 to install a light pole in the center island at the Mindenvale entry.
- B. Gate Maintenance Proposals** – A motion was made, seconded and carried to table this discussion pending further review of Automated Gate Services proposal confirming all the operators are included in the maintenance proposal.
- C. Pedestrian Gate Lock Proposals** – A motion was made, seconded and carried to table this discussion pending a request for another proposal from Automated Gate Services, including the dual push button locking devices.
- D. Architectural Control Committee Appointment** – A motion was made, seconded and carried to appoint Laura Kopulsky to the Architectural Control Committee.
- E. Inspectors of Election – Annual August Election** – A motion was made, seconded and carried to appoint Keystone Pacific Property Management to act as inspectors of election for the August 4, 2009 Annual Election.
- F. Set Election Record Date** – A motion was made, seconded and carried to set the record date to June 19, 2009.
- G. Parking Signs** – A motion was made, seconded and carried to approve ordering two (2) “No Head In Parking” signs and one (1) pole. A sign and one (1) pole will be placed at the end of Foxrun’s cul-de-sac in the association maintained common area. The other sign will be placed on the utility light pole at the end of Penswift’s cul-de-sac.
- H. Newsletter for Tenants/Renters** – A motion was made, seconded and carried to approve sending the newsletter to the tenants/renters within the community beginning in July 2009.
- I. Landscape Tree Trimming Proposal** – A motion was made, seconded and carried to approve the proposal submitted by Villa Park in the amount of \$9,275.00 to perform the tree trimming per the 2008 reserve study.
- J. Landscape Extra Tree Trimming Proposal** – A motion was made, seconded and carried to approve the proposal submitted by Villa Park in the amount of \$810.00 to trim and remove some of the trees on Carrington Street.
- K. Insurance Coverage** – A motion was made, seconded and carried to decline increasing the fidelity bond to meet the association’s requirements as noted in the CC&R’s section 14.1(d). Management recommended increasing the fidelity bond to meet this requirement.

**LOS SERRANOS RANCH COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
JUNE 2, 2009
Page 3**

L. Delinquency Report Actions – The board reviewed the Delinquency Report and took the following actions:

APN#1017-623-01 – A motion was made, seconded and carried to file a lien against this account.

APN#1017-614-27 – A motion was made, seconded and carried to file a lien against this account.

APN#1017-614-31-0000 – A motion was made, seconded and carried to file a lien against this account.

APN#1017-614-04 – A motion was made, seconded and carried to file a lien against this account.

APN#1017-614-16 – A motion was made, seconded and carried to file a lien against this account.

APN#1017-614-50 – A motion was made, seconded and carried to file a lien against this account.

APN#1017-632-17 – A motion was made, seconded and carried to file a lien against this account.

APN#1017-622-40 – A motion was made, seconded and carried to file a lien against this account.

APN#1017-632-52 – A motion was made, seconded and carried to file a lien against this account.

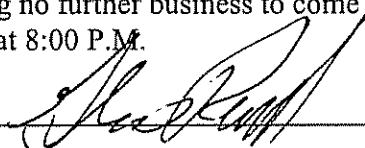
APN#1017-644-30 – A motion was made, seconded and carried to file a lien against this account.

APN#1017-632-08 – A motion was made, seconded and carried to file a lien against this account.

ADJOURNMENT

There being no further business to come before the Board, the General Session meeting was adjourned at 8:00 P.M.

ATTEST: _____



DATE: _____

7/7/09